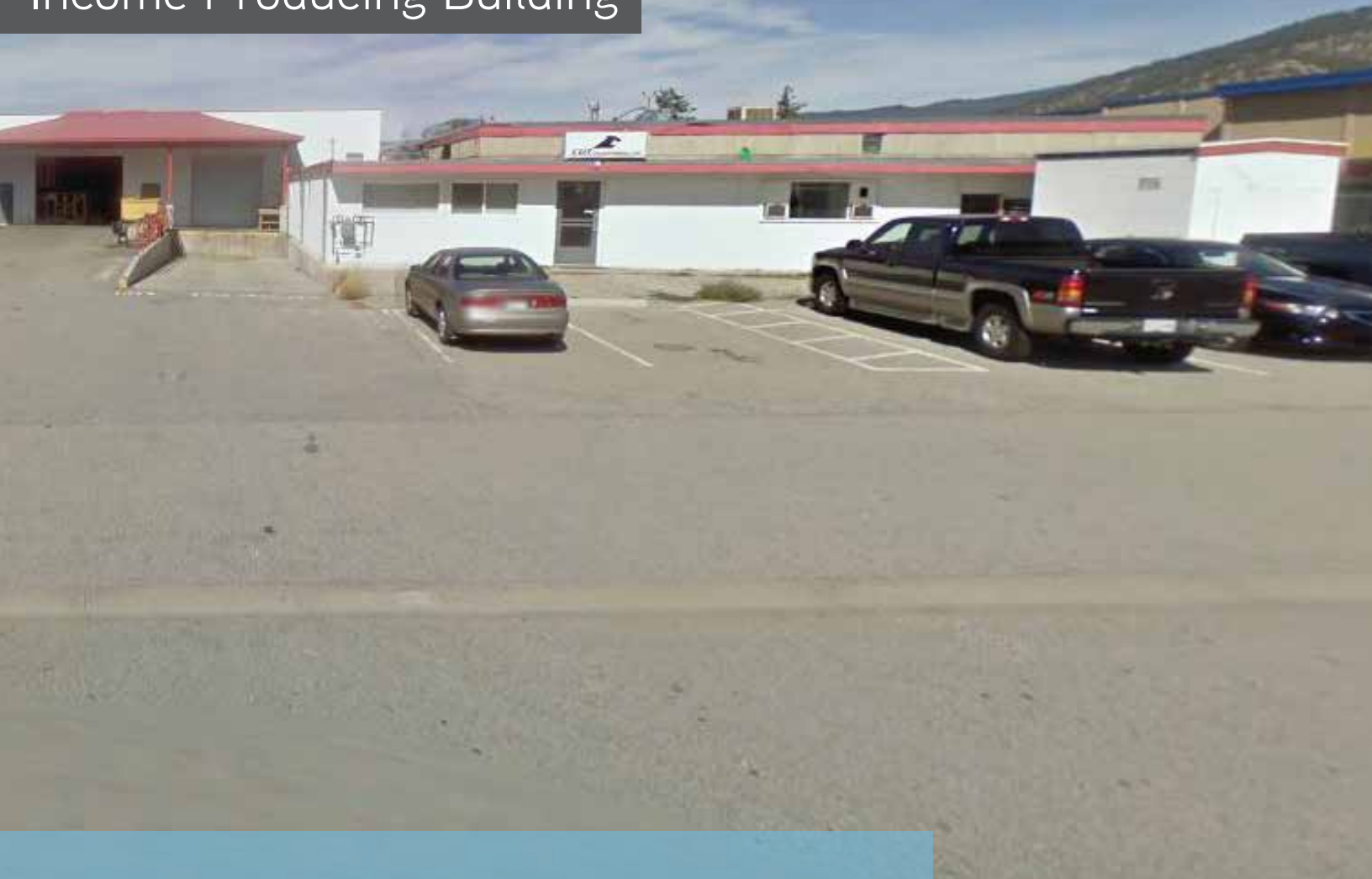


FOR SALE

Fully Leased

Income Producing Building



343 Dawson Avenue  
Penticton, British Columbia

*Contact :*

**PETER TAILLON**

*Senior Associate*

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[peter.taillon@colliers.com](mailto:peter.taillon@colliers.com)



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# 343 DAWSON AVENUE

PENTICTON, BC



## OPPORTUNITY

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Opportunity to purchase a fully leased industrial building situated on 0.97 acres of industrial land. The property is currently leased to Simonds International, a North American tool cutting manufacturer. This state of the art facility has been producing saw blades at this location for over twenty years. The property is ideally located in the South Main Street Industrial area, one block east of the Penticton Power Centre.

## HIGHLIGHTS

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- 23,185 SF industrial building situated on 0.97 acres
- Fully leased, income producing property
- Desirable M1 - General Industrial zoning
- Recent addition of 7,500 SF with docks
- Multi-national tenant
- 6% CAP rate
- Clean Environmental Report Available

## LIST PRICE

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\$2,950,000

# 343 DAWSON AVENUE

PENTICTON, BC

## SALIENT FACTS

Civic Address:	343 Dawson Avenue, Penticton
Legal Address:	Lot B District Lots 251 And 3429 Similkameen Division Yale District Plan 13416
PID:	009-222-626
Location:	Situated midblock on Dawson Avenue between Camrose Street and Government Street.
Land Area:	0.97 acres
Building Area:	23,185 SF
Zoning:	M1 - General Industrial
Property Taxes (2019):	\$24,071.43





# 343 DAWSON AVENUE

PENTICTON, BC

## ZONING

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### **12.1 M1 –General Industrial**

#### **PURPOSE**

This **zone** provides for mix of general and light industrial **uses**.

#### **12.1.1 PERMITTED USES**

The **permitted uses** in this **zone** are:

- .1 **accessory use, building or structure** (subject to sections 12.1.3.1 and 12.1.3.2)
- .2 **animal clinic**
- .3 **animal shelter**
- .4 **artisan crafts**
- .5 **building and garden supply**
- .6 **business support service**
- .7 **call centre**
- .8 **contractor service, general**
- .9 **contractor service, limited**
- .10 **fleet service**
- .11 **garden centre**
- .12 **general industrial use**
- .13 **government service** including **outdoor storage**
- .14 **high technology service**
- .15 **household repair service**
- .16 **indoor animal daycare and grooming**
- .17 **marijuana production facility**
- .18 **mobile catering food service**
- .19 **motor vehicle body repair and paint shop**
- .20 **motor vehicle and equipment repair shops**
- .21 **motor vehicle and equipment services, industrial and agriculture**
- .22 **motor vehicle sales and rental**
- .23 **outdoor storage**, excluding **wrecking yard**
- .24 **restaurant** (subject to section 12.1.3.4)
- .25 **one security/operator dwelling unit** (subject to section 12.1.3.3)
- .26 **self-storage**
- .27 **storage and warehouse**
- .28 **utility service, major**
- .29 **wholesale business**

#### **12.1.2 SUBDIVISION AND DEVELOPMENT REGULATIONS**

- |    |                             |                     |
|----|-----------------------------|---------------------|
| .1 | Minimum <b>lot width</b> :  | 20.0 m              |
| .2 | Minimum <b>lot area</b> :   | 1000 m <sup>2</sup> |
| .3 | Maximum <b>height</b> :     | 15 m                |
| .4 | Minimum <b>front yard</b> : | 6.0 m               |

# 343 DAWSON AVENUE

## PENTICTON, BC

## ZONING

Schedule A

Zoning Bylaw No. 2017-08

- |    |   |               |
|----|---|---------------|
| .5 | Minimum <b>side yard</b> :  |               |
|    | i. <b>interior side yard</b>  | 0 m and 3.5 m |
|    | a. when <b>abutting</b> a <b>residential, commercial, public</b> or <b>institutional zone</b> | 6.0 m         |
|    | b. when <b>abutting</b> a <b>lane</b>   | 3.0 m         |
|    | ii. <b>exterior side yard</b>   | 4.5 m         |
| .6 | Minimum <b>rear yard</b> :  | 0 m           |
|    | i. when <b>abutting</b> a <b>residential, commercial, public</b> or <b>institutional zone</b> | 7.5 m         |

### 12.1.3 OTHER REGULATIONS

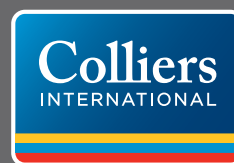
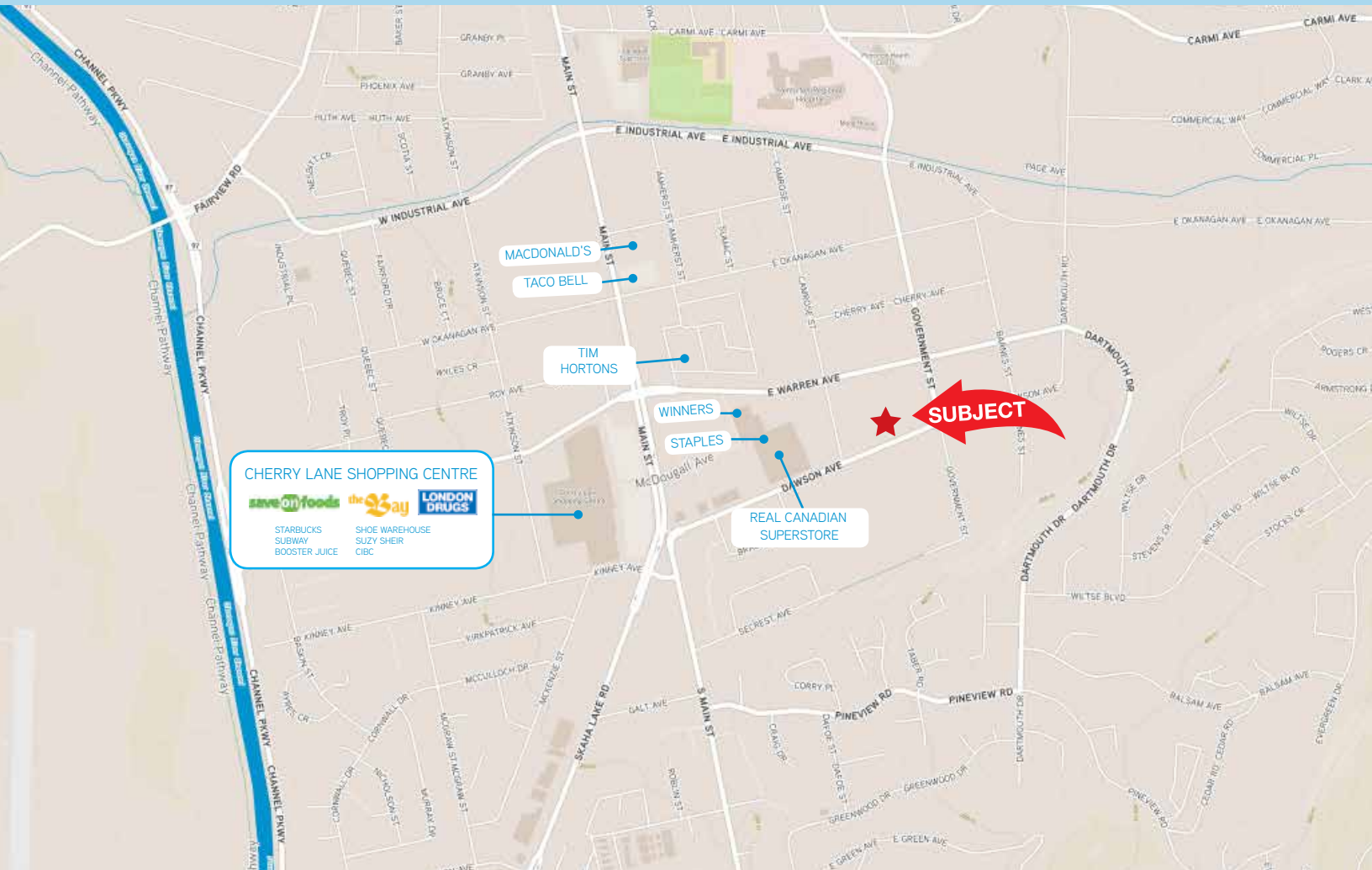
- .1 An **accessory use** may include an indoor display, **office** and technical training and/or retail sales area for products assembled or manufactured on site
- .2 The floor area devoted to **accessory uses** shall not exceed 25% of the **gross floor area** of a building.
- .3 A **security/operator dwelling unit** shall not exceed a **gross floor area** of 100 m<sup>2</sup>.
- .4 A **restaurant** shall be limited to 100 m<sup>2</sup> **gross floor area**.
- .5 In the case of a business servicing or repairing **recreational vehicles**, overnight parking of RVs shall be considered an **accessory use**.

### 12.1.4 SITE SPECIFIC PROVISIONS

- .1 On **Lot 2**, Plan 6155 located at 201 Okanagan Avenue East a Fitness centre and food take out delivery shall be a **permitted use**.
- .2 On **Lot 3**, DL 2710, SDYD, Plan 32192 located at 1130 Carmi Avenue, a funeral service with **assembly** shall be a **permitted use**.
- .3 On **Lot A**, DL 3821S, SDYD, Plan KAP51916, located at 1363 Commercial Way an **indoor amusement, entertainment and recreation** facility in a **building** with a minimum floor area of 230 m<sup>2</sup>.
- .4 In the case of Lot 1, District Lot 251 Similkameen Division Yale District Plan 12353, located at 2250 Camrose Street, the use of the premises by a non-profit society:
  - Providing family service operations to include life skills training (may include cooking, budgeting, first aid), employment skills training, and work experience facilitation; and
  - Operating a second hand store which primarily sells donated used merchandise; and
  - Operating a food bank for the purposes of storing and distributing food products for non-profit and charitable purposes; and
  - Operating administrative offices shall be permitted. (Bylaw No. 2018-53)

# 343 DAWSON AVENUE

## PENTICTON, BC



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